

## Standards, Codes and Regulations Working Group Meeting

**Venue:** Gensler Associates, 133 Federal Street, Boston, MA

**Date:** March 2<sup>nd</sup>, 2005, 12:00-1:30 pm

**Present:** Ken Fisher, BSA c/o Gensler Associates

Kim Cullinane, MTC

Aditi Pain, UMass Boston

Aisling Eglington, EOE

Marie Zack Nolan, EOE (Staff)

Joanne Telegen, DCAM (Staff)

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### Discussion on Survey Instrument and Survey Distribution

- Whether to distribute on a mass-marketing scale to listserves, meetings (like the Construction Management Association (New England Chapter), AGC of MA, and the upcoming NESEA conference), and advertise on various websites like The Green Roundtable and ASHRAE, or whether specific respondents will be hand-selected and more in-depth interviews scheduled.
- **One Approach:** Distribute survey on a grand scale and include a question inquiring if the respondent would be willing to participate in a follow-up interview. This large-scale survey approach would allow for self-selection—people who are interested and want to help would respond as opposed to those who do not. Goal is to include all parties, and not exclude certain groups - beneficial to hear from everyone, including people who have been having difficulties and negative experiences.
- **Result of survey:** Cull the top ten barriers for further study by the Standards, Codes, and Regulations (SCR) working group.
- Whether or not to hire an outside consultant to administer the survey and also whether or not to hire a consultant to analyze the results. One idea was to have the survey results analyzed by SCR members and any further research done by the group.
- The group would like to have some substantial survey data by July (four months to design, administer and summarize the survey).
- **Target survey audience:** Architects; engineers (more civil and MEP, less structural); environmental consultants; general contractors (including construction management); environmental planners; regional planners; code writers (BBRS); building departments (inspection services, local level); plan examiners; subcontractors; developers; project managers (including DCAM project managers); other state agencies and regulatory personnel (Mass Development, DEP, Massport, DHCD, BRA); vendors.
- The group is not addressing zoning codes per se because they are too voluminous and cannot be changed by state authority. However, local zoning codes were recognized as being very important and could possibly be found to be barriers to incorporating sustainable design.

- Add to the survey a question on MEPA regulations and compliance.
- The City of Chicago developed **The Chicago Standard** to guide the design and construction of green municipal buildings based on LEED points. Before developing the standard, the City analyzed its code and regulations to determine regulatory barriers to building green. The link to the standard is:  
[http://egov.cityofchicago.org/webportal/COCWebPortal/COC\\_ATTACH/ChicagoStandard.pdf](http://egov.cityofchicago.org/webportal/COCWebPortal/COC_ATTACH/ChicagoStandard.pdf)
- The MA building code may not be a barrier—rather, regulations may be barriers. The ongoing strategy of the group will be based upon survey results.
- **Are DEP regulations barriers?** E.g. graywater use and construction and demolition (c+d) waste recycling. Contractors want a level playing field with regard to bids. If they make a bid that includes C&D waste recycling and another contractor makes a lower bid without C&D waste recycling, and is accepted based solely on their lower bid, that is not fair.
- **Opportunities for sustainable design include:** 1) streamlining the approval process and allowing for faster permitting for projects that include sustainable design techniques (like the Manulife building) and 2) adding sustainable language in RFPs.
- **Format for March 10<sup>th</sup> meeting:**
  - Aisling and Kim will fine-tune the survey
  - Kim and Ken will work on the PowerPoint presentation.
  - Working group will put together justification for an outside consultant to administer the survey.
  - Presentation will include a description of the process the group has decided to take: implementation of a survey to access and assess state-of-the-art information from practitioners and then conduct research based on the survey results. Survey will help identify exactly where the problem lies. The survey will provide anecdotal (more qualitative, less quantitative) information.
- **Next Meeting:** Tentatively scheduled for Wednesday, March 30, 2005 at Gensler Associates, 133 Federal Street.